



Historic and Cultural Resource Areas (Preservation/Conservation Areas)

Purpose and Intent	Management Guidelines	Location Guidelines
<ul style="list-style-type: none">Encourage State agencies and local governments to achieve the growth, housing, and economic development needs of a community through the maintenance, rehabilitation, and adaptive use of historically, architecturally, and culturally significant buildings, sites, structures, and districts.Prioritize and incentivize investment in the rehabilitation of existing building stock.Retain, maintain, and enhance the distinguishing designs, materials, uses, and spatial relationships that make the area historically, architecturally, and culturally significant.Ensure that new construction within Historic and Cultural Resource Areas complement the character of the existing building stock and environment.Minimize or avoid impacts to archeologically sensitive areas and create policies for identifying and recovering such resources when impacts cannot be avoided.	<ul style="list-style-type: none">Documentation Outcomes: The area has been comprehensively surveyed and documented. The survey has been conducted according to the <i>Standards and Guidelines for Historical and Architectural Investigations in Maryland</i>. To the extent possible, the results are recorded on a Maryland Inventory of Historic Properties form or a National Register of Historic Places form and have been reviewed and accepted by the Maryland Historical Trust.Evaluation Outcomes: The historical, architectural, or cultural significance of the area has been evaluated using objective, published criteria and the evaluation has been documented in writing.	<ul style="list-style-type: none">Recognize cultural and historic resources targeted by state programs.

Land Use Objectives		
<ul style="list-style-type: none">Rehabilitation and re-use of historically significant buildings is encouraged in redevelopment projects.Preservation and enhancement of historic resources is used as strategy for economic growth.Buildings, sites, structures, and districts of historic, architectural and cultural significance are identified and prioritized for preservation and adaption.The preservation and enhancement of historic resources is an integral part of residential and commercial neighborhood stabilization.		
Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan supports historic preservation in the area.
<input type="checkbox"/>	<input type="checkbox"/>	Locally designated historic district is established.
<input type="checkbox"/>	<input type="checkbox"/>	Historic preservation design guidelines are used to evaluate proposed development and redevelopment in the area.
<input type="checkbox"/>	<input type="checkbox"/>	Historic preservation tax credit/abatement programs are available for qualified rehabilitations.
<input type="checkbox"/>	<input type="checkbox"/>	Local incentives, such as design assistance, streamlined approval processes, and reduced fees, for redevelopment of historic sites or new compatible development within historic districts.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)